



Regional Brownfields Assessment Pilot

Bonne Terre, MO

Outreach and Special Projects Staff (5101)

Quick Reference Fact Sheet

EPA's Brownfields Economic Redevelopment Initiative is designed to empower States, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. Between 1995 and 1996, EPA funded 76 National and Regional Brownfields Assessment Pilots, at up to \$200,000 each, to support creative two-year explorations and demonstrations of brownfields solutions. EPA is funding more than 27 Pilots in 1997. The Pilots are intended to provide EPA, States, Tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

BACKGROUND

EPA Region 7 selected the City of Bonne Terre for a Regional Brownfields Pilot. Located on the northern edge of the Missouri Lead Belt, Bonne Terre (population 3,800) has suffered economically from the closure of mines more than 20 years ago. Mining waste has environmentally contaminated soil and surface water in some areas of the City. Bonne Terre residents and potential new businesses are concerned about the potential human health and environmental risks, particularly from the fine lead tailings that are subject to dispersion by the wind.

OBJECTIVES

Through its brownfields effort, Bonne Terre will characterize and address potential environmental risks and develop a 140-acre commercial/retail zone and industrial park on brownfields that lie near Superfund mine waste properties. The City Council has sanctioned a Bonne Terre Brownfields Committee, including a representative of the Council, the City Manager, the City Economic Development Director, and a representative of the Mineral Area College to carry out the Regional brownfields project. This brownfields project is expected to restore otherwise undevelopable land

PILOT SNAPSHOT



Bonne Terre, Missouri

Date of Award:
September 1996

Amount: \$100,000

Site Profile: The Pilot targets a 140-acre commercial/retail zone and industrial park.

Contacts:

Jeff Blue
Bonne Terre City Manager
(573) 358-2254

Fred McDaniel
Economic Development
Director
(573) 358-4000

Susan Klein
U.S. EPA - Region 7
(913) 551-7786
klein.susan@epamail.epa.gov

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within the City limits into productive use, and create a model plan that will help neighboring municipalities facing similar challenges.

ACCOMPLISHMENTS AND ACTIVITIES

The Pilot has:

- Met with both the Missouri Department of Natural Resources and the Missouri Department of Economic Development to discuss how properties that successfully complete the State's Voluntary Cleanup may be eligible for a variety of State financial incentives for both the party conducting the cleanup and future businesses located on them;
- Created an Industrial Development Authority in January 1995 to acquire the brownfields properties for redevelopment. The properties must be publicly owned to be eligible for Missouri's Brownfields financing advantages;
- Participated with the Missouri Department of Economic Development in a meeting to discuss brownfields tax incentive programs; and
- Participated in the Bonne Terre Brownfields Committee public meeting, which provided an opportunity to answer stakeholder questions regarding the Pilot program.

The Pilot is:

- Drafting a potential development plan that will identify the types of businesses that are best suited to the brownfields properties while meeting the needs of the community;
- Conducting environmental assessments and preparing the engineering and architectural studies necessary to plan cleanup activities that will support the proposed redevelopment; and
- Researching and preparing necessary ordinances, environmental covenants, deed restrictions, and other legal documentation necessary for cleanup and reuse of the brownfields.

LEVERAGING OTHER ACTIVITIES

Experience with the Bonne Terre Pilot has been a catalyst for related activities including the following.

- Working with Mineral Area College (a local community college) to conduct public participation activities including brownfields briefings for the Brownfields Committee and City Council, several one-on-one sessions with potentially effected landowners, public availability sessions for interested community members, and brownfields presentations to community groups and other interested parties.